

INDIANA TAX COURT PRECEDENT

The goal of Indiana's property tax assessment system is to ascertain a property's market value-in-use. To achieve that goal, the law, as set forth in Indiana's Assessment Manual and Guidelines, provides that assessing officials may use a variety of approaches to determine a property's market value-in-use. Nevertheless, the Assessment Manual and Guidelines also *explicitly provide* that an assessing official's use of the cost approach is merely the starting point for determining a property's market value-in-use and, as a result, any adjustments made to an assessment completed under the cost approach in order to more accurately reflect a property's market value-in-use are proper. The property tax system does not focus upon mere methodology but upon whether the assessed value is actually correct.

Westfield Golf Practice Center, LLC v. Washington Township Assessor
859 N.E. 2d 396 (Ind. Tax Ct. 2007)

O'Donnell v. Dept. of Local Government Finance
854 N.E. 2d 90 (Ind. Tax 2006)

P/A Builders & Developers, LLC v. Jennings County Assesor
842 N.E. 2d 899 (Ind. Tax Ct. 2006)

Eckerling v. Wayne Township Assessor
841 N.E. 2d 674 (Ind. Tax Ct. 2006)

Kooshtard Property VI, LLC v. White River Township Assessor
836 N.E. 2d 501 (Ind. Tax Ct. 2005)